

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

3 Bristol South End Bedminster Bristol BS3 5BH

NO ONGOING CHAIN with this two bedroom first floor apartment, situated in a SOUGHT AFTER LOCATION, and priced to allow for a little updating.



REF: ASW5522

Guide Price £265,000

**Two bedroom apartment * First floor location
Allocated parking space * No onward chain
Council tax band: B * EPC rating: B**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

BEDMINSTER is situated conveniently for the City Centre and is served by both Comprehensive and Primary Schools. Bedminster also has its own large shopping precinct with large stores including Asda and Sainsburys

DESCRIPTION:

Offered for sale without the complication of an ongoing chain, this two bedroom first floor apartment would suit both first time buyers, or buy to let investors. The property offers an allocated parking space for one vehicle, with visitor parking also available. Call to arrange your accompanied viewing appointment.

ENTRANCE:

Communal entry door with security entrance system, letter boxes, staircase rising to first floor, door to:

HALLWAY:

Security entry phone, electric consumer box, slimline storage heater, built-in shelved storage cupboard, doors to all accommodation.

LIVING ROOM: 14' 11" x 11' 9" (4.54m x 3.58m)

Double glazed window to the front with fitted Venetian blind, television point, telephone point, slimline night storage heater.

KITCHEN: 9' 9" x 6' 2" (2.97m x 1.88m)

Double glazed window to the rear, fitted with a range of Beech effect wall units with fitted cornice and light pelmets, base fitted units with roll edged worktop surfaces, inset single drainer sink unit with mixer tap, single electric oven, four ring hob with cooker recycle hood over, space and plumbing for automatic washing machine, space for upright fridge/freezer, tiled surrounds, fitted spotlight cluster.

BEDROOM ONE: 10' 9" x 10' 4" (3.27m x 3.15m)

Double glazed window to the front with Venetian blind, electric panel heater.

BEDROOM TWO: 10' 1" x 7' 0" (3.07m x 2.13m)

Double glazed window to the side with fitted Venetian blind, electric panel heater, built-in airing cupboard housing hot water cylinder with fitted immersion heater.

BATHROOM:

Fitted with a white suite comprising of a panelled bath with mixer shower, close coupled W.C, tiled surrounds, electric extractor fan, electric wall heater.

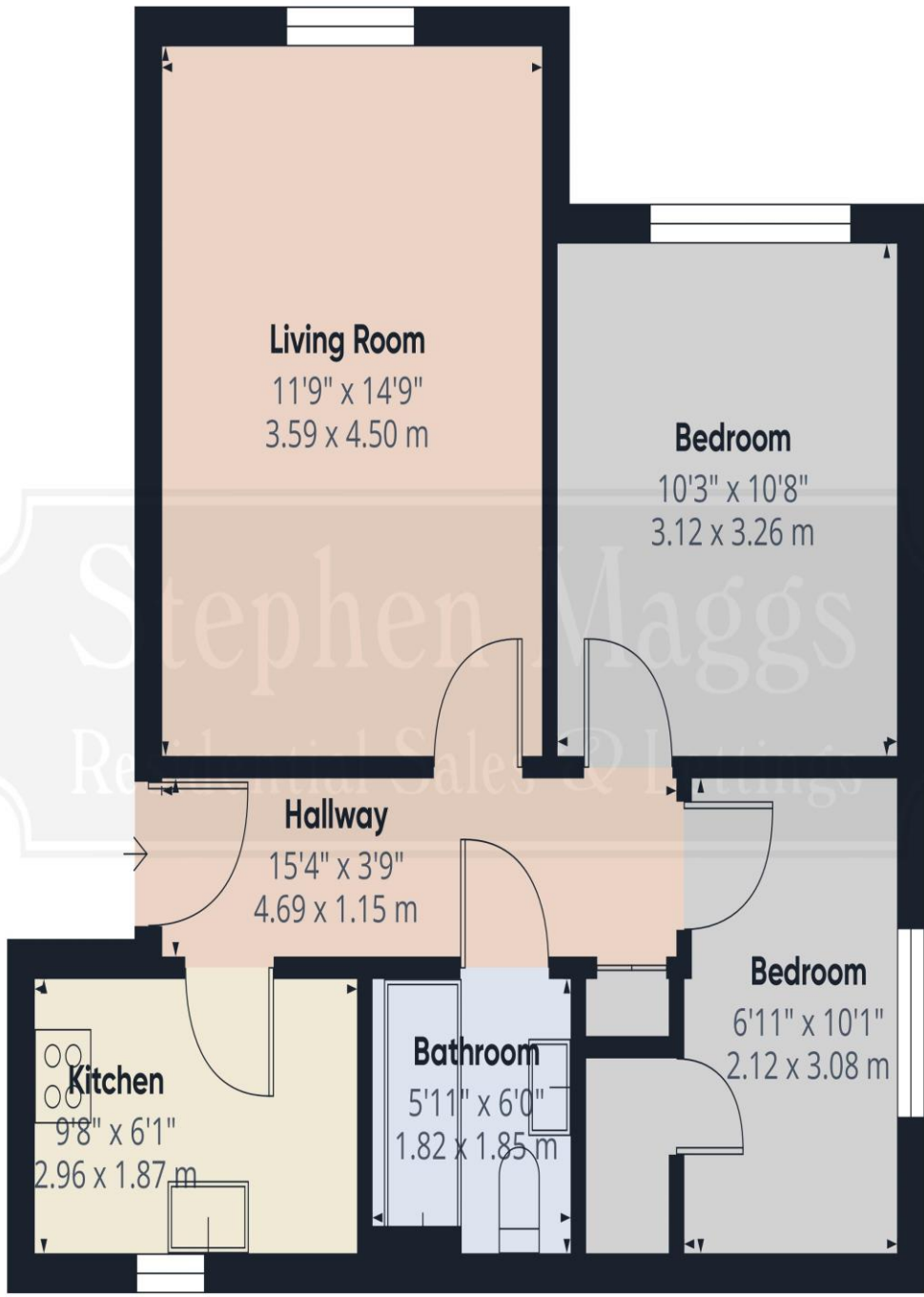
OUTSIDE:

The property stands in communal gardens of lawn with shrubbery, allocated parking space, with 2 visitor parking spaces directly opposite.



THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



Approximate total area⁽¹⁾
525.48 ft²
48.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.

Energy performance certificate (EPC)

3 Bristol South End
BRISTOL
BS3 5BH

Energy rating

B

Valid until:

21 January 2035

Certificate
number:

2090-6429-8050-1001-2025

Property type

Mid-floor flat

Total floor area

51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		